



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PM-1**

April 17, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HELEN KELLER PARK – COMMUNITY BUILDING AND
GENERAL IMPROVEMENTS - AWARD AGREEMENT
SPECS. 6858 – C.P. 69554 AND 86427
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the \$6,122,000 total project budget.
2. Award and authorize the Director of Public Works to execute an Agreement with RMAC Architecture Design Planning, Inc., to provide plans and specifications for Helen Keller Park for a \$488,100 not-to-exceed fee financed by Capital Projects (C.P.) 69554 and 86427, Fiscal Year 2006-07 budget, and to establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will enable the completion of plans and specifications for demolition of the existing community building and construction of a new 4,500-square-foot community building and parking lot and certain general improvements. The existing building constructed in the 1960s is not Americans with Disabilities Act (ADA) compliant and is not adequately sized for current programs. The general improvements include resurfacing a basketball court and the replacement of picnic tables, braziers, ADA compliant paths, and irrigation systems. Portions of the general improvements have been scheduled to be completed by a Job Order Contract in December 2007, well in advance of the June 30, 2008, Land Water Conservation Fund grant deadline. The project will incorporate all feasible, sustainable design features and drought tolerant landscaping. The Helen Keller Park is approximately 6.6 acres located at 1045 West 126th Street, Los Angeles, California 90044.

Following completion of the construction documents, jurisdictional approvals, and an environmental assessment, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Service Excellence by refurbishing urban parks to provide recreational activities for the surrounding community.

FISCAL IMPACT/FINANCING

The recommended Agreement with RMAC is for \$488,100. The total estimated cost of the project, including plans and specifications, plan check, construction, equipment, consultant services, Civic Art allocations, and County services, is \$6,922,000. The Project Schedule and Budget Summary are included in the enclosure.

Sufficient Funds are available in the Fiscal Year 2006-07 Capital Projects Budget under C.P. 69554 and 86427 to award the Agreement. The project is funded by the Safe Neighborhood Parks Proposition of 1996 for \$583,000, Land Water Conservation Fund for \$200,000, \$1,339,000 in Proposition 62, and \$4,800,000 in net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, RMAC is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

RMAC is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

Approving the recommended actions will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

CONTRACTING PROCESS

The County utilized the accelerated architect/engineer selection process. This process allows the Architectural Evaluation Board (AEB) to provide the County with lists of qualified (architect/engineer) firms for specific types of building designs. Additionally, for projects with an estimated construction cost of less than \$2,000,000, Public Works developed a ranked list intended to further accelerate the Contract award process. Using this list, a single firm is chosen from the AEB's list and invited to submit a proposal. RMAC was selected to submit a proposal on this accelerated basis. The selection of RMAC to submit a proposal was solely based on its qualifications to perform the design work.

On June 26, 2006, your Board approved changes from the 2006-07 Proposed Budget, including C.P. 69554 funding of \$4,000,000 for the Community Building. Based on the increased scope of work, concurrent schedules, and to avoid engaging multiple design firms, we recommend the AEB concur with the justification to negotiate the combined work with RMAC. The AEB concurs with the recommendation.

On February 3, 1998, your Board requested that Contract opportunities be listed on the Office of Small Business website. However, this Contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

RMAC has agreed to provide the services for a \$488,100 not-to-exceed fee. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined RMAC fully complies with the requirements of County Code Chapter 2.201 (Living Wage Program) and agrees to pay its full-time employees providing County services a living wage.

RMAC's Community Business Enterprises participation data (25 percent) and 3-year contracting history with the County are on file with Public Works.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

April 17, 2007

ENCLOSURE

**HELEN KELLER PARK – COMMUNITY BUILDING AND
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SUPERVISORIAL DISTRICT 2
3 VOTES**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program	N/A
Design	
Contract Execution	05/08/07
Construction Documents	01/22/08
Jurisdictional Approvals	02/21/08
Construction Bid and Award	06/10/08
Construction	
Substantial Completion	09/14/09
Construction Completion	10/14/09
Acceptance	11/12/09

II. PROJECT BUDGET SUMMARY

Budget Category	General Improvement Budget C.P. 86427	Community Building Budget C.P. 69554	Proposed Project Budget
Land Acquisition	N/A	N/A	N/A
Construction			
(a) Construction Contract	\$ 1,354,445	\$ 2,479,555	\$ 3,834,000
(b) Change Order Contingency	\$ 136,971	\$ 250,751	\$ 387,722
(c) Civic Art	\$ 15,269	\$ 27,952	\$ 43,221
Subtotal	\$ 1,506,685	\$ 2,758,258	\$ 4,264,943
Equipment	\$ 21,196	\$ 38,804	\$ 60,000
Plans and Specifications	\$ 172,432	\$ 315,668	\$ 488,100
Consultant Services	\$ 60,056	\$ 109,944	\$ 170,000
Miscellaneous Expenditures	\$ 14,131	\$ 25,869	\$ 40,000
Plans Check and Jurisdictional Reviews	\$ 24,729	\$ 45,271	\$ 70,000
County Services	\$ 273,302	\$ 706,186	\$ 979,488
Prior Expenditures	\$ 49,469	\$ 0	\$ 49,469
TOTAL	\$ 2,122,000	\$ 4,000,000	\$ 6,122,000